CHAPTER 2 Summary

2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Village at Bella Terra project (also referred to as the proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less-than-significant levels, whether through the imposition of code requirements (CRs), mitigation measures (MMs), or through the implementation of specific alternatives to the project. In a practical sense, EIRs function as a technique for fact-finding, allowing an Applicant, concerned citizens, and agency staff an opportunity to collectively review and evaluate baseline conditions and project impacts through a process of full disclosure.

2.3 SUMMARY OF PROPOSED PROJECT

Implementation of the proposed project would result in a GPA to allow horizontally integrated mixed-use development in addition to the currently allowed vertical mixed-use development, to increase the total mixed use building FAR from 1.5 to 1.75, allowing an additional 172,606 square feet (sf) beyond the 1,035,639 sf that is currently allowed. Within this total building square footage limitation, the maximum residential density would increase from 25 dwelling units per acre (du/ac) to 45 du/ac. This increase would allow for a maximum of 317 additional units on the site, beyond the 396 units that are currently allowed.

The GPA would be structured such that under the maximum residential density scenario, the maximum amount of permitted commercial square footage would decrease from 345,213 sf to 138,085 sf. Conversely, if a smaller residential density is chosen, the maximum amount of commercial square footage that could be built would increase from 345,213 sf to 414,255 sf. The GPA would also increase the maximum number of stories from the currently allowed maximum of four stories to ten stories.

Concurrently, a ZTA would be required to allow residential uses and establish residential design and development standards in Specific Plan No. 13. Both the GPA and ZTA are subject to approval by the Planning Commission and City Council.

2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions
- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less-than-significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Impacts are also classified as direct or indirect. Direct impacts occur both at the same time and the same place as the proposed project. Indirect impacts are also caused by implementation of the project; however, they occur at a later time or are removed in distance. Lastly, cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or substantially reduce significant effects. As described in Section 15370 of the CEQA Guidelines, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition, the City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis are included.

2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant, unavoidable adverse impacts would result from project implementation. A detailed discussion of these impacts can be found in Chapter 4 (Environmental Analysis) of this document.

- **Air Quality**
  - > **Project Specific**—Peak construction activities associated with Option 1 or Option 2 of the proposed project would generate air emissions that exceed SCAQMD thresholds.
  - > **Project Specific**—Daily operation of either Option 1 or Option 2 of the proposed project would generate air emissions that exceed SCAQMD thresholds.
  - > **Project Specific**—Construction activities associated with implementation of either Option 1 or Option 2 of the proposed project would generate emissions that would result in an exceedance of localized significance thresholds for CO, NO2, PM10, and PM2.5 established by the SCAQMD, and, therefore, could expose sensitive receptors to substantial pollutant concentrations.
  - > **Cumulative—**The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- **Noise**
  - > **Project Specific**—Pile driving activities associated with the proposed project would result in a substantial temporary increase in ambient noise levels.
  - > **Cumulative—**The proposed project's construction-related temporary increases in ambient noise levels (e.g., pile driving) would result in a cumulative impact.
- **Population and Housing**
  - > **Cumulative—**Because all cumulative residential development would ultimately contribute to the substantial exceedance of SCAG population projections for the City for the 2015 timeframe, the proposed project would have a considerable contribution to the cumulative impact.
- **Traffic**
  - > **Project Specific**— Under Year 2014 conditions, operation of either Option 1 or Option 2 of the proposed project could contribute to projected deficiencies on the I-405 freeway.
  - > **Project Specific**— Implementation of either Option 1 or Option 2 of the proposed project would contribute to projected regional freeway deficiencies in 2030, which is considered an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.
  - > **Cumulative—**Because the proposed project would contribute traffic to the projected freeway deficiencies, the project's contribution to this cumulative is considerable.

2.6 ALTERNATIVES

As required by Section 15126.6(a) of the CEQA Guidelines and recent court cases, an EIR must:

> Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

> The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/No Development Alternative
- Alternative 2: No Project/Reasonably Foreseeable Development (Current General Plan)
- Alternative 3: Reduced GPA/ZTA Alternative

2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Aesthetics			
Impact 4.1-1 Implementation of Option 1 or Option 2 of the proposed project would not have an adverse effect on a scenic vista. This impact is considered less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.1-2 Implementation of Option 1 or Option 2 of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.1-3 Implementation of Option 1 or Option 2 of the proposed project would introduce new sources of light and glare into the project vicinity. However, these sources would not adversely affect day or nighttime views in the area. This impact is considered less than significant.	Potentially Significant	MM4.1-1 To the extent feasible, the Applicant shall use non-reflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	Less Than Significant
Air Quality			
Impact 4.2-1 Implementation of either Option 1 or Option 2 of the proposed project would provide new sources of regional air emissions, but would not impair implementation of the Air Quality Management Plan. This impact would be less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.2-2 Peak construction activities associated with Option 1 or Option 2 of the proposed project could generate emissions that exceed SCAQMD thresholds. This is considered a potentially significant impact.	Potentially Significant	CR4.2-1 Prior to issuance of any grading permit, the name and phone number of the contractor's superintendent hired by the Applicant shall be submitted to the Departments of Planning and Public Works. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.	Significant and Unavoidable

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		CR4.2-2 Prior to issuance of any grading permit, the Applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading. CR4.2-3 Prior to issuance of any grading permit or surcharge activities, the Applicant shall demonstrate that the grading/erosion control plan will abide by the provisions of SCAQMD's Rule 403 as related to fugitive dust control. CR4.2-4 Prior to issuance of any grading permit, wind barriers shall be installed along the perimeter of the site and/or around areas being graded. CR4.2-5 As required by SCAQMD Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of proposed project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following: ■ Limiting the amount of area disturbed during site grading to 2 acres per day or less ■ Application of soil stabilizers to inactive construction areas ■ Quick replacement of ground cover in disturbed areas ■ Watering of exposed surfaces three times daily ■ Watering of all unpaved haul roads three times daily ■ Covering all stock piles with tarp ■ Reduction of vehicle speed on unpaved roads ■ Post signs on site, limiting traffic to 15 miles per hour or less ■ Sweep streets adjacent to the proposed project site at the end of the day if visible soil material is carried over to adjacent roads ■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas ■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip MM4.2-1 During construction, operators of any gas or diesel fueled equipment, including vehicles, shall be encouraged to turn off equipment if not in use or left idle for more than 5 minutes. MM4.2-2 The Applicant shall require by contract specifications that the architectural coating (paint and primer) products used would have a low VOC rating. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed by the City prior to issuance of a building permit.	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.2-3 Daily operation of either Option 1 or Option 2 of the proposed project could generate emissions that exceed SCAQMD thresholds. This is considered a potentially significant impact.	Potentially Significant	MM4.2-3 The Applicant shall require by contract specifications that electrical outlets are included in the building design of the loading docks to allow use by refrigerated delivery trucks. The proposed project Applicant shall require that all delivery trucks do not idle for more than five minutes. If loading and/or unloading of perishable goods would occur for more than five minutes, and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.	Significant and Unavoidable
Impact 4.2-4 Implementation of Option 1 or Option 2 of the proposed project would generate increased local traffic volumes, but would not cause localized CO concentrations at nearby intersections to exceed national or state standards. This impact would be less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.2-5 Construction activities associated with implementation of either Option 1 or Option 2 of the proposed project would generate emissions that could result in an exceedance of localized significance thresholds for CO, NO2, PM10, and PM2.5 established by the SCAQMD, and, therefore, could expose sensitive receptors to substantial pollutant concentrations. This is considered a potentially significant impact.	Potentially Significant	CR4.2-1 through CR4.2-5, and mitigation measures MM4.2-1 and MM4.2-2 would also apply to this impact.	Significant and Unavoidable
Greenhouse Gas Emissions	Less Than Significant	The project would be required to comply with: ■ CAPCOA Mitigation Measures identified in Table 4.2-21, ■ California Climate Action Taskforce (CAT) Recommendations identified in Table 4.2-22, and ■ California Attorney General Strategies identified in Table 4.2-22	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Biological Resources			
Impact 4.3-1 Future development under Option 1 or Option 2 could have a substantial adverse impact either directly or through habitat modifications, on any species identified or published as an endangered, threatened, rare, candidate, sensitive, or special-status species by CDFG or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA guidelines.	Potentially Significant	MM4.3-1 Nesting habitat for protected or sensitive avian species: 1) Vegetation removal and construction shall occur between September 1 and January 31 whenever feasible. 2) Prior to any construction or vegetation removal between February 15 and August 31, a nesting survey shall be conducted by a qualified biologist of all habitats within 500 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 500 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach. If an active nest of a MBTA protected species is identified onsite (per established thresholds) a 250 foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. 3) Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.	Less Than Significant
Impact 4.3-2 The proposed project would not conflict with local policies or ordinances protecting biological resources.	Potentially Significant	MM4.3-1 would also apply to this impact.	Less Than Significant
Cultural Resources			
Impact 4.4-1 Implementation of either Option 1 or Option 2 would not cause a substantial adverse change in the significance of an archaeological resource.	Potentially Significant	MM4.4-1 The Applicant shall arrange for a qualified professional archaeological and paleontological monitor to be present during all project-related ground-disturbing activities. In addition, all construction personnel shall be informed of the need to stop work on the project site in the event of a potential find, until a qualified archaeologist or paleontologist has been provided the opportunity to assess the significance of the find and implement appropriate measures to protect or scientifically remove the find. Construction personnel will also be informed that unauthorized collection of cultural resources is prohibited. MM4.4-2 If archaeological or paleontological resources are discovered during ground-disturbing activities, all construction activities within 50 feet of the find shall cease until the archaeologist/paleontologist evaluates the significance of the resource. In the absence of a determination, all archaeological and paleontological resources shall be considered significant. If the resource is determined to be significant, the archaeologist or paleontologist, as appropriate, shall prepare a research design for recovery of the resources in consultation with the State Office of Historic Preservation that satisfies the requirements of Section 21083.2 of CEQA. The archaeologist or paleontologist shall complete a report of the excavations and findings, and shall submit the report for	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		peer review by three County-certified archaeologists or paleontologists, as appropriate. Upon approval of the report, the City shall submit the report to the South Central Coastal Information Center at California State University, Fullerton, and keep the report on file at the City of Huntington Beach.	
Impact 4.4-2 Implementation of either Option 1 or Option 2 would not destroy a unique paleontological resource or unique geologic feature.	Potentially Significant	MM4.4-1 and MM4.4-2 would also apply to this impact.	Less Than Significant
Impact 4.4-3 Construction activities associated with implementation of either Option 1 or Option 2 could result in the disturbance of human remains, including those interred outside of formal cemeteries.	Potentially Significant	MM4.4-3 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately, the area of the find shall be protected, and the Developer shall immediately notify the City and the Orange County Coroner of the find and comply with the provisions of P.R.C. Section 5097. If the human remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and non-destructive analysis of human remains and items associated with Native American burials.	Less Than Significant
Geology and Soils			
Impact 4.5-1 Development of the proposed project would not expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, compliance with applicable state and City regulations would reduce the potential impacts of vibration and associated ground failures to less-than-significant levels at the project site.	Potentially Significant	CR4.5-1 A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction and landscaping. MM4.5-1 The grading plan prepared for the proposed project shall contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.5-2 Construction and operation of the proposed project would not result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. Compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce these potential impacts to less-than-significant levels at the project site.	Less Than Significant	CR4.5-1 and MM4.5-1 would also apply to this impact.	Less Than Significant
Impact 4.5-3 The proposed project would be located on subsidence-prone and potentially liquefiable soils. Compliance with slope and soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce potential impacts to less-than-significant levels at the project site.	Potentially Significant	CR4.5-1, MM4.5-1, and CR4.7-3 would also apply to this impact.	Less Than Significant
Impact 4.5-4 The proposed project would be located on expansive soil. Compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code would reduce this potential impact to a less-than-significant level at the project site.	Potentially Significant	CR4.5-1 and MM4.5-1 would also apply to this impact.	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Hazards and Hazardous Materials			
Impact 4.6-1 Implementation of either Option 1 or Option 2 of the proposed project could involve the routine use, storage, transport, or disposal of hazardous materials, but no significant hazard to the public or the environment is anticipated to occur. Compliance with local, state, and federal regulations would ensure that this impact would remain less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.6-2 Implementation of either Option 1 or Option 2 of the proposed project could create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This impact would be less than significant.	Potentially Significant	MM4.6-1 In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction in the project area, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area. MM4.6-2 Prior to the issuance of grading permits, the project shall comply with HBFD City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the project site, the Applicant's grading, building and methane plans shall reference that a sub-slab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBFD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.6-3 Implementation of either Option 1 or Option 2 of the proposed project would result in the handling of acutely hazardous materials, substances, or waste within ¼ mile of a proposed school, but would not create a risk to human health from such activities. This impact would be less than significant.	Potentially Significant	MM4.6-1 would also apply to this impact.	Less Than Significant
Impact 4.6-4 Implementation of either Option 1 or Option 2 of the proposed project would place the project site within a listed hazardous materials site compiled pursuant to Government Code Section 65962.5. This impact would be less than significant.	Potentially Significant	MM4.6-1 and MM4.6-2 would also apply to this impact. MM4.6-3 Prior to project implementation, the Applicant shall submit for approval a soil testing work plan to the HBFD. All native and imported soils associated with the proposed project site shall meet the standards outlined under the City's Specification No. 431-92 prior to the approval of grading plans and building plans by the HBFD. Additionally, all work at the project site shall conform to the City's Public Works Department requirements (i.e., haul route permits).	Less Than Significant
Impact 4.6-5 Implementation of either Option 1 or Option 2 of the proposed project would locate the project site within a Height Restriction Zone for the Joint Forces Training Center. This impact would be less than significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Hydrology and Water Quality			
Impact 4.7-1 Construction and operation of either Option of the proposed project could increase stormwater pollutant loads or concentrations, which could result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. This is a potentially significant impact.	Potentially Significant	MM4.7-1 The Applicant shall prepare a City of Huntington Beach-approved Water Quality Management Plan in accordance with the DAMP requirements for a Project WQMP and measures described below. A final WQMP shall be prepared to satisfy the requirements of the DAMP and City LIP. The final WQMP shall incorporate water quality BMPs for all improved phases of the proposed project. Prior to receiving a precise grading permit, three signed copies and an electronic copy on CD (.pdf or .doc format) shall be submitted to the Public Works Department. The final WQMP shall include the following additional requirements: Project and Site Characterization Requirements ■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP ■ In project description section, explain whether proposed use includes onsite food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited onsite, please state). ■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified ■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included. ■ Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified ■ In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant. ■ A figure showing the selected treatment BMPs and drainage areas shall be included in the WQMP. <u>Structural Treatment BMPs</u> ■ Infiltration-type BMPs shall not be used. These would not be suitable or feasible for the project site because, as mentioned above, the project site soils have a shallow depth to seasonal high groundwater. ■ Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils and potentially shallow depth to groundwater ■ Dry and wet detention basins and constructed wetlands are not recommended for the project site because of the amount of area required for treatment and potential impacts to shallow groundwater. Additionally, wet detention basins would require approval by the vector control agency. ■ If proprietary Structural Treatment Control devices are used, they shall be sited and designed also in	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		compliance with the manufacturers design criteria. ■ Treatment BMPs shall be selected such that standing water drains within 24 hours or as required by the City's vector control. ■ Excess stormwater runoff shall bypass the treatment BMPs unless they are designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment BMP for removing the pollutants of concern shall be documented. ■ The WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Association (see below). ■ Pet waste stations shall be provided and maintained. ■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall not be used. Bare metal surfaces shall be painted with non-lead containing paint. For all structural treatment and source control BMPs, the WQMP shall identify the responsible party, such as a Master Residential Association and Master Commercial Association or property owner, for maintenance of the treatment system, and a funding source or sources for its operation and maintenance. The term Association refers to the responsible party. Operations and maintenance BMPs shall include, but not be limited to: ■ The Association shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance must be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures, and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in runoff or irrigation waters. ■ The Association shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Association shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist, for the entire The Village at Bella Terra improvement area. The Association shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The Association shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community. ■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. If automated sprinklers are	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		used, they shall be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications. ■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a non-proprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the CASQA (2003) handbooks, City BMP guidelines, or other City-accepted guidance. ■ Education programs. Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of this BMP and reduce potential for hazardous materials and other waste in stormwater runoff. The Association shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls in the Association agreement/Conditions, Covenants, and Restrictions. ■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see http://www.fhwa.dot.gov/environment/ultraurb/ for street sweeping effectiveness). ■ Maintenance Plan. The Association shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations. No discharge of building or courtyard/open space wash water shall enter the storm drain system unless treated and approved by the City of Huntington Beach. ■ Reporting requirements: the Association shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned. The Applicant is encouraged to consider the following BMPs: ■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas to the maximum extent practicable will reduce pollutants in stormwater runoff as well as provide some detention within the material void space. If porous paver blocks are used, they must be adequately maintained to provide continued porosity (effectiveness). ■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation ■ Site design and landscape planning to group water use requirements for efficient irrigation ■ Sand filters or other filters(including media filters) for rooftop runoff ■ Dry swales a dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design (PBS&J 2008). Dry swales could remove	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons (PBS&J 2008). ■ Other proprietary treatment devices (if supporting documentation is provided) These BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include: ■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates ■ Oil and Grit separators	
Impact 4.7-2 Construction and Operation of either Option of the proposed project could deplete groundwater supplies. This impact would be less than significant.	Potentially Significant	CR4.7-1 Prior to receiving a precise grading or building permit, the Applicant shall prepare a site Grading and Drainage Plan containing the recommendations of the final Soils and Geotechnical Reports analysis for temporary and permanent groundwater dewatering as well as for surface drainage. MM4.7-2 The Applicant shall prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. Based on the Groundwater Hydrology Study, the Geotechnical, Hydrogeologic, or other qualified Engineer shall determine whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The project Applicant shall incorporate the qualified Engineers designs and recommendations into project plans. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City's Director of Public Works shall approve or disapprove of any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineer recommendations.	Less Than Significant
Impact 4.7-3 Implementation of either Option of the proposed project would alter the project site runoff characteristics that could result in more on-site erosion and off-site siltation. This is considered a less-than-significant impact.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.7-4 Implementation of either Option of the proposed project would substantially alter the project site runoff characteristics that could result in more flooding on or off site. This is considered a potentially significant impact.	Potentially Significant	MM4.7-3 Prepare a Hydrology and Hydraulics Study and City-approved Site Development and Drainage Plan and reduce peak runoff rates to the existing conditions 25-year storm event peak runoff rate; the design capacity of the City storm drainage channels. Prior to receiving a precise grading permit, the project Applicant shall: ■ Prepare a Site Development and Drainage Plan ■ Prepare an existing and proposed project Hydrology and Hydraulics Study based on the Site Development and Drainage Plan. The existing hydrology shall include an evaluation of run-on to the project site because of spillage from the Bella Terra Mall drainage system, north of the Montgomery	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		Ward Site. ■ Implement stormwater detention BMPs, based on the Hydrology and Hydraulics Study, for all storm events up to the 100-year storm event, to ensure that peak flow rates from the project site to the off-site storm drain system do not exceed the existing 25-year storm event peak flow rate. ■ Analyze existing street flow capacity to determine exceedance of any design criteria and guidelines from the City's MPD. ■ Additionally, stormwater detention BMPs shall be implemented such that areas draining to the existing piped storm drain systems do not exceed existing peak flow rates for the 10- and 25-year storm events and that peak flows to local streets do not exceed MPD and City design guidelines: > In accordance with the MPD, streets must be designed to leave at least one-lane free of ponded water in each direction for conveyance of the 10-year storm event, must be contained within the curbs for the 25-year storm event, cannot exceed 0.2 foot above the street curbs for the 50-year storm event, and cannot exceed 0.5 foot above the street curbs for the 100-year storm event. > The internal storm drain system must be adequate to detain sufficient stormwater runoff such that the street flow requirements are not exceeded. > Surface ponding or sump areas on the site will be limited to a maximum depth of 8-inches, and shall be distributed to areas away from building pads, and remote areas of parking lots. > Surface ponding or sump areas shall not exceed 1/3 of the proposed parking area in surface area. If there are proposed underground parking structures, they shall not be used for retention or storage, unless approved by the Director of Public Works. ■ Stormwater retention areas shall be analyzed for back to back 24-hour 100-year storm events per the requirements of the Orange County Flood Control Manual. ■ The final Hydrology and Hydraulics Study shall identify and evaluate the routing through the project site in relation to the new buildings, landscaping, utilities, and others. Sufficient detention, provided to mitigate constrained capacities in the Bella Terra Mall drainage system, shall be implemented for run-on from north of the Montgomery Ward site onto the project site. ■ The final Hydrology and Hydraulics Study shall incorporate all NPDES requirements in effect at the time that the precise grading permit is anticipated to be issued or when the study is accepted as complete. ■ Precise final grading and street improvement plans and studies shall be submitted to the Public Works Department for review and approval. The project developer shall incorporate into a final Drainage Plan all recommendations and requirements identified the review of the final Hydrology and Hydraulics Study and identified stormwater detention requirements/features. Following grading, excavation, and installation of utilities, the Public Works Department shall inspect the project site and verify that project site drainage is in accordance with the Final Drainage Plan and that	

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
		required detention/storm drain system improvements have been implemented.	
Impact 4.7-5 Implementation of either Option of the proposed project would place housing within a 100-year flood hazard area. This is considered a less-than-significant impact.	Potentially Significant	MM4.7-3 and project condition of approval CR4.7-1 would also apply to this impact. MM4.7-4 The Applicant shall design and implement project site drainage features to minimize stormwater runoff and flood waters from entering into any proposed underground parking structures or otherwise contribute to flood hazards and shall incorporate flood-proofing and hydrostatic pressure measures for all below-ground structures. Prior to receiving a precise grading or building permit, the Applicant shall prepare a Precise Grading and Site Development and Drainage Plan identifying BMPs to minimize underground structure flooding. The Precise Grading and Site Development and Drainage Plan shall implement design features to minimize flooding of underground structures such as, but not limited to: ■ Grade areas to drain away from the structure entryways ■ Implement runon prevention (e.g., berms or dikes) to direct project site runoff and flood flows away from underground structure entryways ■ Elevate underground structure entryways to two-feet above the existing grade (approximate depth of potential flooding from the East Garden Grove-Wintersburg Channel) ■ Implement sumps and pumps within the underground structures to remove any runoff entering the underground structures (this measure shall also be subject to the WQMP and DAMP BMP requirements for discharge treatment and disposal) Additionally, the Applicant shall incorporate flood-proofing measures to prevent seepage flooding. Underground structures materials and design shall be in accordance with FEMA floodplain development requirements and the 2007 California Building Code for structures subject to flooding and hydrostatic pressures. ■ The geotechnical engineer and/or waterproofing specialist shall prepare design requirements for flood-proofing the underground structures and ensuring that structures are build to withstand hydrostatic pressures. ■ Any utilities located in below grade structures shall be protected from ponding water and seepage in accordance with the geotechnical engineer recommendations and 2007 California Building Code. ■ The Applicant shall also design on-site runoff to drain away from building foundations and shall not allow for more than 8 inches of ponding at any location on-site.	Less Than Significant
Impact 4.7-6 Implementation of either Option of the proposed project would place structures within a 100-year flood hazard area that could impede or redirect flood flows. This is considered a less-than-significant impact.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.7-7 Implementation of either Option of the proposed project could result in the construction of new stormwater drainage facilities. However, incorporation existing regulations would reduce potential environmental impacts to less-than-significant levels.	Less Than Significant	No mitigation is required	Less Than Significant
Land Use and Planning			
Impact 4.8-1 The proposed project would redesignate the site to allow a higher density of mixed-uses, and implementation of Option 1 or Option 2 of the GPA/ZTA would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Noise			
Impact 4.9-1 Construction activities associated with the proposed project would not exceed the standards established in the Huntington Beach Municipal Code. Operation of the proposed project would not generate noise levels in excess of standards established by the City.	Potentially Significant	MM4.9-1 The Applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels: ■ Notification shall be mailed to owners and occupants of all developed land uses immediately bordering or directly across the street from the project site area providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, and the police department. ■ Ensure that construction equipment is properly muffled according to industry standards ■ Utilize the best available technology to reduce noise levels from pile driving activities, including but not limited to the use of noise blankets or temporary sound barriers ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible ■ Schedule pile-driving activities between the hours of 8:00 A.M. and 4:00 P.M. on Mondays through Fridays only. MM4.9-2 The Applicant shall require by contract specifications that construction staging areas, along with the operation of earthmoving equipment within the project site, are located as far away from vibration- and noise-sensitive sites as possible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City. MM4.9-3 Prior to issuance of building permits, the Applicant shall submit an acoustical study, prepared by a certified acoustical engineer, to ensure that exterior (e.g., patios and balconies) and interior noise levels would not exceed the standards set forth in the City of Huntington Beach Municipal Code Sections 8.40.050 through 8.40.070. Final project design shall incorporate special design measures in the construction of the residential units, if necessary.	Less Than Significant
Impact 4.9-2 Construction and operation activities associated with the proposed project would not generate or expose persons off site to excessive groundborne vibration.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.9-3 The proposed project would generate increased local traffic volumes, but would not cause a substantial permanent increase in ambient noise levels.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.9-4 Increased human activity associated with operation of the proposed project would not cause a substantial permanent increase in ambient noise levels.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.9-5 Construction activities associated with the proposed project would result in a substantial temporary or periodic increase in ambient noise levels.	Potentially Significant	MM4.9-1 and MM4.9-2 would also apply to this impact.	Significant and Unavoidable
Population and Housing			
Impact 4.10-1 Implementation of Option 1 or Option 2 would directly increase population growth; however, the population growth would not cause exceedance of current growth projections established by the City.	Less Than Significant	CR4.10-1 Future onsite development shall comply with Title 23, Chapter 230, Section 230.26(B)(1) of the City Zoning Code and provide a minimum of 15 percent of all new residential construction as affordable housing units.	Less Than Significant
Public Services			
Impact 4.11-1 Implementation of Option 1 or Option 2 of the proposed project could increase the demand for fire protection services, but would not require the construction of new or physically altered facilities to accommodate the increased demand and maintain acceptable fire flows and the impact would be less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.11-2 Implementation of Option 1 or Option 2 of the proposed project would not result in the need for new or physically altered police facilities in order to maintain acceptable service ratios and the impact would be less than significant.	Potentially Significant	MM4.11-1 Radio antenna receivers (BDA's) shall be installed in all underground parking structures in order to allow emergency responders to use their radio systems.	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.11-3 Implementation of Option 1 or Option 2 of the proposed project would not require new or physically altered facilities to accommodate additional students and would be less than significant.	Potentially Significant	CR4.11-1 The project Applicant shall pay all applicable development impact fees in effect at the time of building permit issuance to the Ocean View School District to cover additional school services required by the new development. These fees are currently $1.37 per square foot (sf) of accessible interior space for any new residential unit and $0.22 per sf of covered floor space for new commercial/retail development. CR4.11-2 The Applicant shall pay all applicable development impact fees in effect at the time of building permit issuance to the Huntington Beach Union High School District to cover additional school services required by the new development. These fees are currently $1.03 per square foot (sf) of accessible interior space for any new residential unit and $0.38 per sf of covered floor space for new commercial/retail development.	Less Than Significant
Impact 4.11-4 Implementation of Option 1 or Option 2 of the proposed project would not result in the need for new or physically altered library facilities in order to maintain acceptable service ratios and the impact would be less than significant.	Potentially Significant	CR4.11-3 The Applicant shall pay required library and community enrichment impact fees, prior to issuance of building permits.	Less Than Significant
Recreation			
Impact 4.12-1 Implementation of Option 1 or Option 2 could increase the use of existing parks or recreational facilities; however, not such that substantial physical deterioration of the facility would occur or be accelerated. This impact is less than significant.	Potentially Significant	CR4.12-1 Prior to the issuance of building permits, the Applicant shall demonstrate compliance with City parkland requirements identified in Chapter 254.08 of the City of Huntington Beach Zoning Ordinance, either through the dedication of onsite parkland or through payment of applicable fees. Any on-site park provided in compliance with this section shall be improved prior to final inspection (occupancy) of the first residential unit (other than the model homes).	Less Than Significant
Impact 4.12-2 Implementation of either Option 1 or Option 2 could result in the construction of recreational facilities at the time of development. However, adherence to code requirements would ensure that adverse physical effect on the environment would be minimized. This impact is considered less-than-significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Transportation/Traffic			
Impact 4.13-1 Construction of either Option 1 or Option 2 of the proposed project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.13-2 Under Year 2014 conditions, operation of either Option 1 or Option 2 of the proposed project could cause an increase in traffic which is substantial in relation to the forecasted traffic load and capacity of the street system. This impact is significant and unavoidable.	Potentially Significant	MM4.13-1 The Applicant shall provide funds on a fair share basis to the City of Huntington Beach to construct either an additional northbound through lane or an additional westbound through lane at the intersection of Beach Boulevard and Edinger Avenue.	Significant and Unavoidable
Impact 4.13-3 Under Year 2030 Conditions, operation of either Option 1 or Option 2 of the proposed project could cause an increase in traffic which is substantial in relation to the forecasted traffic load and capacity of the street system. This impact is significant and unavoidable.	Potentially Significant	MM4.13-1 would also apply to this impact.	Significant and Unavoidable
Impact 4.13-4 Implementation of either Option 1 or Option 2 of the proposed project would not exceed standards established by the Orange County Transportation Authority. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.13-5 Implementation of either Option 1 or Option 2 of the proposed project would not result in a change in air traffic patterns. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.13-6 Implementation of either Option 1 or Option 2 of the proposed project would not substantially increase roadway hazards. This impact is less than significant.	Potentially Significant	CR4.13-1 On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site. CR4.13-2 Sight distance at each project access shall be reviewed with respect to standard City of Huntington Beach sight distance standards at the time of preparation of final grading, landscape and street improvement plans.	Less Than Significant
Impact 4.13-7 Implementation of either Option 1 or Option 2 of the proposed project would not result in inadequate emergency access. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.13-8 Implementation of either Option 1 or Option 2 of the proposed project would not result in inadequate parking capacity. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.13-9 Implementation of either Option 1 or Option 2 of the proposed project would not conflict with adopted policies supporting alternative transportation. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Utilities and Service Systems			
Impact 4.14-1 Implementation of development under Option 1 or Option 2 of the proposed project would not require or result in the construction of new or expanded water treatment facilities, the construction of which could cause significant environmental effects. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.14-2 Implementation of development under Option 1 or Option 2 of the proposed project would generate an additional demand for water, but would not require water supplies in excess of existing entitlements and resources, or result in the need for new or expanded entitlements. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.14-3 Implementation of development under Option 1 or Option 2 of the proposed project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. This impact would be less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.14-4 Implementation of development under Option 1 or Option 2 of the proposed project would require new sewer connections, but could require or result in the construction of new or expanded wastewater conveyance systems. With implementation of MM4.14-1 this impact would be reduced to less than significant levels.	Potentially Significant	MM4.14-1 Prior to issuance of a building permit for the proposed project, the existing 10-inch stubout connection shall be replaced with a stubout, whose size will be determined with a sewer study, to the 69-inch OCSD trunk sewer line so that a replacement sewer lateral can be installed to service the development. The sewer study shall also evaluate the condition of the existing OCSD manhole in Edinger Avenue to determine if the manhole requires rehabilitation. In addition, a second 12-inch point of connection shall be constructed for additional capacity, if necessary.	Less Than Significant
Impact 4.14-5 Implementation of development under Option 1 or Option 2 of the proposed project would include new stormwater treatment control BMPs, the operation of which would not result in significant environmental effects. This impact is less than significant.	Potentially Significant	CR4.14-1 Prior to issuance of a grading permit, the Applicant shall demonstrate, by providing a copy of the Notice of Intent submitted to the State Water Resources Control Board (SWRCB) and a copy of the subsequent issuance of a Waste Discharge Identification number, that coverage has been obtained under the General Permit. Projects subject to this requirement shall also prepare, submit, and implement a Stormwater Pollution Prevention Plan. CR4.14-2 Prior to issuance of certificate of occupancy, the Applicant shall demonstrate that all structural and non structural BMPs described in the WQMP have been installed and implemented in conformance with approved plans and specifications, and that all storm drain structures are clean and properly constructed.	Less Than Significant
Impact 4.14-6 Implementation of development under Option 1 or Option 2 of the proposed project would not increase wastewater generation such that treatment facilities would be inadequate to serve the project's projected demand in addition to the provider's existing commitments. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	*Level of Significance Prior to Mitigation*	*Mitigation Measure(s) and/or Code Requirements*	*Level of Significance After Mitigation*
Impact 4.14-7 Implementation of development under Option 1 or Option 2 of the proposed project would not generate solid waste that exceeds the permitted capacity of landfills serving the City of Huntington Beach. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.14-8 Implementation of development under Option 1 or Option 2 of the proposed project could increase the demand for electricity, and could require or result in the construction of new energy production or transmission facilities. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant
Impact 4.14-9 Implementation of development under Option 1 or Option 2 of the proposed project would not result in the wasteful or inefficient use of energy by the proposed project. This impact is less than significant.	Less Than Significant	No mitigation is required	Less Than Significant